

ORPINGTON

UNIT 1B OLD HILL FARM, OLD HILL
BR6 6BN

LINAYS
COMMERCIAL

www.linays.co.uk

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**TO LET – INDUSTRIAL UNIT & STORAGE YARD
TOTAL SITE AREA APPROX. 26,000 SQ FT (2415.79 SQ M)**



Location	Description						
<p>Orpington is located within the London Borough of Bromley, approximately 15 miles south east of Central London.</p> <p>The subject property is situated on Old Hill, providing direct access to the A232 and A21, which leads in a south easterly direction to the M25 Motorway at Junction 4.</p> <p>Chelsfield Railway Station is situated approximately 1.6 km east of the subject property, providing direct services to London Bridge, Charing Cross and Sevenoaks.</p>	<p>The subject property comprises a steel frame industrial unit providing open plan workshop space with ancillary office accommodation, kitchen and WC facilities.</p> <p>This site provides extensive yard space suitable for storage of materials, with vehicular access from Old Hill.</p>						
Accommodation							
	<p>(with approximate dimensions and floor areas)</p> <table><tbody><tr><td>Warehouse (GIA):</td><td>2,753 sq ft</td><td>255.76 sq m</td></tr><tr><td>External Yard Area:</td><td>0.53 acres</td><td>(2,160 sq m)</td></tr></tbody></table>	Warehouse (GIA):	2,753 sq ft	255.76 sq m	External Yard Area:	0.53 acres	(2,160 sq m)
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The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property.

Terms	Commercial Energy Performance Certificate			
<p>The premises are available to let on the basis of a new FRI lease for a term of years to be agreed at a commencing rent of £100,000 (One Hundred Thousand Pounds) per annum exclusive.</p> <p>The lease shall be granted outside the security provisions of the Landlord and Tenant Act 1954.</p>	<p>Energy performance certificate (EPC)</p> <table border="1" data-bbox="698 361 1514 481"> <tr> <td data-bbox="698 361 1013 481">Unit 1 Old Hill Farm Old Hill Orpington BR6 6BN</td><td data-bbox="1013 361 1144 481">Energy rating B</td><td data-bbox="1144 361 1514 481">Valid until: 18 April 2031 Certificate number: 6727-9843-9433-7603-3983</td></tr> </table> <p>Property type B1 Offices and Workshop businesses Total floor area 256 square metres</p>	Unit 1 Old Hill Farm Old Hill Orpington BR6 6BN	Energy rating B	Valid until: 18 April 2031 Certificate number: 6727-9843-9433-7603-3983
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Service Charge	Planning			
An estate service charge is levied to cover the cost of repair, maintenance and management of the common parts.	It is our understanding that the subject property shall only be used for the storage of equipment and materials in connection with an arboricultural and landscape contractors with ancillary facilities.			
Rating Assessment	Interested parties are advised to undertake their own planning investigations.			
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £13,847. Interested parties are strongly advised to check the actual rates liability with the local authority directly.	Viewings			
VAT	Strictly by prior appointment with Linays Commercial Limited:			
We have been advised by our clients that VAT is payable upon the rental amounts under current legislation.	 <p>Contact: Toby Allitt Email: ta@linays.co.uk 01689 875 511</p>			